

## CHAPTER 17.54 REDWOOD ROAD MIXED USE (MU) ZONES

17.54.010	PURPOSE
17.54.020	ZONE MAP DESIGNATIONS
17.54.030	USES
17.54.040	SITE PLAN/PLAT APPROVAL
17.54.050	ZONE AND PROJECT AREA
17.54.060	LOT WIDTH AND FRONTAGE
17.54.070	YARD AREAS
17.54.080	OPEN SPACE
17.54.090	MU-NORTH GATEWAY ZONE
17.54.100	MU-RESEARCH & DEVELOPMENT ZONE
17.54.110	MU-CITY CENTER ZONE
17.54.120	MU-HISTORIC & LANDMARK ZONE
17.54.130	MU-COMMUNITY CENTER ZONE
17.54.140	MU-SOUTH CENTER ZONE
17.54.150	MU-SOUTH GATEWAY ZONE
17.54.160	LANDSCAPING
17.54.170	ARCHITECTURAL STANDARDS
17.54.180	PARKING AND ACCESS
17.54.190	SCREENING
17.54.200	LIGHTING
17.54.210	OTHER REQUIREMENTS

### 17.54.010 PURPOSE

The Redwood Road Mixed Use (MU) Zones are established to implement the Land Use element of the General Plan and the Redwood Road Centers map as amended, which is included for reference in this Chapter. The purpose of the MU Zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this Chapter and are intended to create a distinctive identity representative of South Jordan's quality of life. The MU Zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution, and visual blight.

### 17.54.020 ZONING MAP DESIGNATIONS

The MU Zones shall be established according to the boundary of the individual center indicated on the "REDWOOD ROAD CENTERS" map and according to the land uses designated on the General Plan Land Use Plan Map, as adopted or amended by the City Council. The MU Zones shall be noted as follows on the official Zoning Map of the City of South Jordan.

MU-NGATE	(Mixed Use-North Gateway Zone)
MU-R&D	(Mixed Use-Research & Development Zone)
MU-CITY	(Mixed Use-City Center Zone)
MU-HIST	(Mixed Use-Historic and Landmark Zone)
MU-COMM	(Mixed Use-Community Center Zone)
MU-SOUTH	(Mixed Use-South Center Zone)
MU-SGATE	(Mixed Use-South Gateway Zone)

#### 17.54.030 USES

Uses may be conducted in the MU Zones only in accordance with the following regulations.

1. Only allowed permitted, conditional or accessory uses as set forth in this Chapter may be conducted in the MU Zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU Zones.
2. All uses established in the MU Zones shall be conducted within completely enclosed buildings except those uses deemed, through conditional use approval to be customary "outdoor" uses such as recreation, garden nursery, lumber yards or other similar uses.
3. Accessory uses and buildings are permitted in the MU Zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this Title.
4. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU Zones. No commercial materials, goods or inventory may be stored in open areas in MU Zones except for temporary display items which are removed daily and which may be located only on private property no closer than 10 feet from any public right-of-way. No more than 12 small party balloons and 6 weatherproof placards, each not exceeding 2 feet square, per business may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.
5. No vehicle, boat or trailer or part(s) thereof which is in a wrecked, junked, dismantled inoperative or abandoned condition, attended or not, may be parked or stored in MU Zones for longer than 72 hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two such vehicles may be so stored on a lot in MU Zones. No commercial vehicles such as earthmoving or material handling equipment, semi-

trucks or trailers or any commercial truck, trailer or vehicle exceeding 20 feet in length may be stored in MU zones.

6. Water craft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU Zone except that said vehicles may be stored temporarily in front or street side yards for no longer than 72 hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least 8 feet from the street right-of-way line and if enclosed with a 6 foot high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU Zones except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than 7 days per calendar year.
7. Home occupations may be licensed in any residence in MU Zones according to provisions of Chapter 17.98 of this Title. Home occupation day care or schooling not exceeding 6 attendees may only be allowed with a conditional use permit.
8. Religious activities may be allowed in buildings in residential areas in MU Zones with approval of a conditional use permit.

#### 17.54.040 SITE PLAN/PLAT APPROVAL

All uses proposed in the MU Zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of Titles 16 and 17 of the South Jordan Municipal Code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU Zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in Title 16 of the Municipal Code.

#### 17.54.050 ZONE AND PROJECT AREA

The minimum area of any MU Zone shall be 5 acres. The minimum area of any project in the MU Zones shall be 5 acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than 5 acres, a concept plan shall be prepared according to Section 16.24.030 of the Municipal Code with the involvement of the neighboring property owners and submitted for review by the Planning Commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by the Community Development Department but shall include, at a minimum, all parcels within 500 feet of the subject parcel. After reviewing the concept plan, the Planning Commission may authorize the developer to proceed with the site plan application according to the concept

plan, require modifications to the concept plan before proceeding with the site plan or reject the concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the Planning Commission in approving or denying the site plan for the project. Any project under 5 acres in area shall be a conditional use in the MU Zones.

#### 17.54.060 LOT FRONTAGE, WIDTH AND COVERAGE

1. No minimum lot width is required for lots in MU Zones except for single family lots developed to R-2.5 standards which shall have a minimum width of 90 feet measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.
2. Each lot developed to R-2.5 standards, except in a P.U.D. or condominium, shall abut the right-of-way line of a public street a minimum distance of 90 feet except that lots with side property lines which diverge at an angle of at least 20 degrees shall abut the right-of-way a minimum distance of 50 feet.
3. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of 150 ft.
4. Side property lines shall be within 5 degrees of perpendicular to the front lot line.
5. No maximum lot coverage by buildings is required in the MU Zones except for single family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be 40%.

#### 17.54.070 YARD REQUIREMENTS

The following minimum yard areas are required in the MU Zones. The “project perimeter” yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities, P.U.D.’s or condominiums shall be determined with development review. Yards indicated as “landscaped” shall be landscaped with lawn, trees, shrubs or other plant material except for necessary driveways and walkways.

1. Single family residential (R-2.5 Zone standards)

Front – 30’ (landscaped)  
Side – 10’  
Corner lot street side – 30’ (landscaped)  
Collector street side - 35’  
Rear – 25’  
Corner lot rear - 10’  
Collector street rear – 35’

2. Office and institutional

Front and street side – 20’ (landscaped)

Project perimeter adjacent to office use – 0'  
Project perimeter adjacent to retail use – 5' (landscaped)  
Project perimeter adjacent to multi-family residential use – 10' (landscaped)  
Project perimeter adjacent to single-family residential or agricultural use –  
10' (landscaped)  
Between buildings – 20' (landscaped, may be partially paved)

### 3. Retail

Front and street side – 20' (landscaped)  
Project perimeter adjacent to office use – 5' (landscaped)  
Project perimeter adjacent to retail use – 0'  
Project perimeter adjacent to multi-family residential use – 10' (landscaped)  
Project perimeter adjacent to single-family residential use – 15' (landscaped)  
Between buildings – 0'

4. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over 25 feet. The minimum setback from property lines for accessory buildings and structures exceeding 12 feet in height shall be increased by 1 foot for each foot of height in excess of 12 feet. At least 50% of additional required yard areas shall be landscaped.
5. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N) industrial (C-I) and office (O-S) requirements found elsewhere in this Title.

### 17.54.080 OPEN SPACE

Open space is landscaped area including required landscaped yard areas. Open space may include recreational improvements including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities, P.U.D.'s and condominiums shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU-Zones.

Residential condominium or P.U.D. – 50%  
Office, plant or institutional – 40%  
Retail – 25%  
Single family residential (R-2.5 Zone standards) - none

17.54.090 MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE

1. Purpose. The MU North Gateway Zone is established to encourage primarily residential development which is representative of the residential character and lifestyle of South Jordan. This zone will serve to identify and distinguish the City at the north boundary on Redwood Road.
2. Permitted Uses. The following use may be conducted in the MU-NGATE Zone.

Single family residential development R-2.5 standards

3. Conditional Uses. The following uses may be allowed in the MU-NGATE Zone with approval of a conditional use permit.

Passive parks

Active parks, recreation facilities

Office or commercial PUD or condominium, minimum 5 acres

Residential PUD or condominium with attached or detached single-family dwellings, not stacked, maximum 8 units per acre, project minimum 5 acres, maximum 10 acres total in the zone

Residential facility for disabled or elderly persons qualified under the Utah Code

Buildings for religious activities

Schools

Group day care

Medical or dental office

Office Service

Project smaller than 5 acres except residential PUD or condominium

17.54.100 MIXED USE - RESEARCH & DEVELOPMENT (MU-R&D) ZONE

1. Purpose. The MU Research and Development Zone is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
2. Permitted Uses. The following uses may be conducted in the MU-R&D Zone.

Office Service

Research and development facilities

3. Conditional Uses. The following uses may be allowed in the MU-R&D Zone with approval of a conditional use permit.

Offices with customers on the premises

Public or quasi-public uses

High tech light manufacturing, warehousing and distribution

Office PUD or condominium, minimum 5 acres  
Residential PUD or condominium with attached or detached single-family dwellings, not stacked, maximum 5 units per acre, minimum 20 acres  
Group day care  
Project smaller than 5 acres

17.54.110 MU-CITY CENTER (MU-CITY) ZONE

1. Purpose. The MU City Center Zone is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the City. "Post modern" architectural style is encouraged in building design.

2. Permitted Uses. The following uses may be conducted in the MU-CITY Zone.

Retail uses  
Public facilities  
Health, beauty & fitness services  
Offices with customers on the premises

3. Conditional Uses. The following uses may be allowed in the MU-CITY Zone with approval of a conditional use permit.

Office or commercial PUD or condominium, minimum 5 acres  
Entertainment, amusement  
Office service  
Cultural facilities  
Public or quasi-public facilities  
Passive parks  
Active parks, recreation facilities  
Restaurants  
Business services  
Automotive services including lube, tune-up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment)  
Automotive repairs entirely within enclosed buildings, maximum total of 2 acres in the MU-City Zone (no outside storage of parts, supplies, equipment or damaged vehicles)  
Self-storage facilities, maximum total of 3 acres in the MU-City Zone  
Gas stations, convenience stores

Fast food with no eating accommodations  
Banks, credit unions, financial institutions  
Laundry  
Lumber, building materials and landscaping retail sales yards  
Drive-through facilities for allowed uses  
Equipment and appliance light repairs and service enclosed within a building  
Pharmacy  
Bed & breakfast inn  
Educational and training activities  
Group day care center  
Project smaller than 5 acres  
Assisted living centers, maximum 2 stories  
Care centers, maximum 2 stories

#### 17.54.120 MU-HISTORIC & LANDMARK (MU-HIST) ZONE

1. Purpose. The MU Historic & Landmark Zone is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-HIST Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the architecture of historic Utah, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.
2. Permitted Uses. The following uses may be conducted in the MU-HIST Zone.

Minor retail uses  
Restaurants  
Bed and breakfast lodging

3. Conditional Uses. The following uses may be allowed in the MU-HIST Zone with approval of a conditional use permit.

Office or commercial PUD or condominium, minimum 5 acres  
Office service  
Residential facility for disabled or elderly persons qualified under the Utah Code  
Buildings for religious activities  
Schools  
Passive parks  
Active parks, recreational activities  
Public or quasi-public facilities  
Cultural facilities  
Minor business services  
Second or third story residential use above office or retail use on main level  
Project smaller than 5 acres



17.54.130 MU-COMMUNITY CENTER (MU-COMM) ZONE

1. Purpose. The MU Community Center Zone is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campus-like environment with pedestrian amenities.
2. Permitted Uses. The following uses may be conducted in the MU-COMM Zone.

- Office service
- Cultural facilities
- Public and quasi-public facilities
- Retail business
- Restaurants

3. Conditional Uses. The following uses may be allowed in the MU-COMM Zone with approval of a conditional use permit.

- Schools
- Group day care
- Passive parks
- Active parks, recreational facilities
- Office or commercial PUD or condominium, minimum 5 acres
- Residential PUD or condominium with attached or detached single-family dwellings, maximum 8 units per acre, minimum 10 acres
- Second or third story residential use above office or retail use on main level
- Drive through service
- Residential facility for disabled or elderly persons qualified under the Utah Code
- Buildings for religious activities
- Health, beauty & fitness services
- Project smaller than 5 acres

17.54.140 MU-SOUTH CENTER (MU-SOUTH) ZONE

1. Purpose. The MU-South Center Zone is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

2. Permitted Uses. The following uses may be conducted in the MU-SOUTH CENTER Zone.

- Retail uses
- Restaurants
- Public facilities
- Health, beauty & fitness services
- Offices with customers on the premises

3. Conditional Uses. The following uses may be allowed in the MU-SOUTH CENTER Zone with approval of a conditional use permit.

- Office or commercial PUD or condominium
- Gas stations/convenience stores
- Automotive services including lube, tune-up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment)
- Automotive repairs entirely within enclosed buildings, maximum total of 2 acres in the MU-South Zone (no outside storage of parts, supplies, equipment or damaged vehicles)
- Drive-through service
- Entertainment, amusement
- Office service
- Cultural facilities
- Public or quasi-public facilities
- Passive parks
- Active parks, recreational facilities
- Bed & breakfast lodging
- Business services
- Second or third story residential use above office or retail use on main level
- Self-storage facilities, maximum total of 3 acres in the MU-South Zone
- Gas stations, convenience stores
- Fast food with no eating accommodations
- Banks, credit unions, financial institutions
- Laundry
- Lumber, building materials and landscaping retail sales yards
- Equipment and appliance light repairs and service enclosed within a building
- Pharmacy
- Educational and training activities
- Group day care center
- Project smaller than 5 acres

#### 17.54.150 MU-SOUTH GATEWAY (MU-SGATE) ZONE

1. Purpose. The MU-South Gateway Zone is established to encourage primarily office development which is representative of the character and lifestyle of South Jordan. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

2. Permitted Uses. The following use may be conducted in the MU-SGATE Zone.

Office service

3. Conditional Uses. The following uses may be allowed in the MU-SGATE Zone with approval of a conditional use permit.

Office or commercial PUD or condominium

Passive parks

Active parks, recreation facilities

Public or quasi-public facilities

Group day care

Project smaller than 5 acres

#### 17.54.160 LANDSCAPING

1. The following landscaping requirements shall apply in the MU zones.
  - a) Single Family Residential – The front and side yards of single family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
  - b) Residential P.U.D. or Condominium – grass, shrubs, ground cover, 2” or larger caliper deciduous trees, 7’ or taller evergreen trees; grass and 2” or larger caliper deciduous trees in public park strips
  - c) Office, Plant or Institution - grass, shrubs, ground cover, 2” or larger caliper deciduous trees, 7’ or taller evergreen trees; grass and 2” or larger caliper deciduous trees in public park strips
  - d) Retail Business - grass, shrubs, ground cover, 2” or larger caliper deciduous trees, 7’ or taller evergreen trees; grass in public park strips
2. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.
3. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.
4. Trees may not be topped nor may any landscape material be removed without City approval unless replaced in accordance with the requirements of this Chapter and the conditions of site plan or plat approval.

5. Curbed planters with 2" or larger caliper shade trees and grass, shrubs or groundcover shall be installed at the ends of parking rows. Planters shall be at least 5' wide.
6. Shade trees shall be planted between double parking rows at minimum intervals of 6 stalls and along single parking rows at minimum intervals of 3 stalls and no farther than 6' from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
7. In commercial and institutional developments, minimum 5' landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.
8. All landscaped areas other than in single family residential developments shall be separated from driveways and parking areas with minimum 4" high curbs.
9. Minimum 3-4' high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU Zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.
10. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per 700 square feet of required landscaped area. At least 30% of all required trees, excluding public park strip trees, shall be evergreens.
11. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the City's street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road 30 feet on center and 6 feet from the sidewalk. Grass shall be planted and maintained in the park strip along Redwood Road.
12. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.
13. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect.

#### 17.54.170 ARCHITECTURAL STANDARDS

1. The following architectural standards are required for the respective uses listed in the MU Zones.
  - a) Single Family Residential – brick or stone in the minimum amount of 2' x perimeter of the foundation (including garage); minimum 5:12 roof pitch; minimum 2-car garage (minimum 22' x 22') per dwelling; minimum 2400 sq.ft. per dwelling

- b) Residential PUD or Condominium – brick or stone in the minimum amount of 2' x perimeter of the foundation (including garage) and stucco; minimum 5:12 roof pitch; minimum 2-car garage (minimum 22' x 22') per dwelling; minimum 2400 sq. ft. per dwelling
  - c) Small Office, Plant, Institution or Retail Business (<5000 sq. ft. building) – minimum of 50% brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than 15% stucco or tile. Decorative accents and trim of other materials are permitted with Planning Commission approval. Roofs to be hipped or gabled with minimum 6:12 pitch
- 2. All building materials shall be high quality, durable and low maintenance. All buildings and structures in MU Zones shall be maintained in good condition.
  - 3. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the Planning Commission.
  - 4. All masonry and concrete materials, except minimal foundations, shall be integrally colored.
  - 5. Exterior walls of buildings, except for single family dwellings, in excess of 40 feet in length, shall have relief features at least 4" deep at planned intervals.
  - 6. All sides of multi-family dwellings containing more than 4 units shall receive similar design treatment.
  - 7. Maximum height of all buildings in the MU zones shall be 35'.
  - 8. Signs shall meet requirements of Chapter 16.36 of the Municipal Code according to O-S Zone standards for office uses and according to C-C Zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.
  - 9. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.
  - 10. All buildings and structures shall be designed by a licensed professional architect.
  - 11. Any site or building in MU Zones believed by the City Council to have historical significance shall be preserved for a maximum period of 6 months upon written notification to the City that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the City make a determination on the disposition of the property. If the City Council determines that preservation is desired, negotiations should be undertaken and finalized within the 6 month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within 6 months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this Chapter.
  - 12. Attached garages on single family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street.

#### 17.54.180 PARKING AND ACCESS

The following parking and access requirements shall apply in the MU zones.

1. Parking areas and vehicle access shall meet requirements of Chapter 16.26 of the South Jordan Municipal Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least 6' wide on single parking rows and 8' wide between double loaded rows. Sidewalks shall be at least 6" higher than driveway and parking surfaces. An 8 foot wide sidewalk shall be required along Redwood Road and shall be set back a minimum of 2 feet from the right-of-way line. The 8 foot sidewalk shall be considered landscaping for purposes of this Chapter. Park strips (minimum 12' wide) between the sidewalk and the curb shall be landscaped and maintained with grass.
2. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.
3. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of 300 feet. Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.
4. Streets and related improvements shall be designed, constructed and dedicated according to state and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.
5. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the Utah Transit Authority as required by the City.
6. Easements, rights-of-way or improvements shall be provided for urban trails according to the City's trails plan or as required by the Planning Commission.
7. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.
8. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On-street parking may be allowed in calculating the minimum parking requirement provided that sufficient street width is provided to accommodate said parking.

#### 17.54.190 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in the MU zones.

1. All mechanical equipment, antennas, loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.
2. Incompatible land uses shall be screened with 6' vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum 6' decorative masonry wall is required between Commercial or Office Zones and Agricultural or Residential Zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over 6' high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.
3. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than 6 feet shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this Section.
4. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street except as required in #1 above.
5. Landscape materials, except for mature trees which are pruned at least 6 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.
6. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be 6' tall and shall be constructed in accordance with provisions for collector street fencing in Section 16.04.200 of the Municipal Code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than 20 feet from any street right-of-way line except as otherwise prohibited in this Title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for collector street fencing. Proposed collector street fences may not be installed until reviewed by the Community Development Director or his designee.

#### 17.54.200 LIGHTING

The following lighting requirements shall apply in the MU Zones.

1. A lighting plan shall be submitted with all new developments in the MU Zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

2. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
3. Lighting fixtures on public property shall be architectural grade. A single street light design, approved by the City Council and the Engineering Department, will be used on the same street.

#### 17.54.210 OTHER REQUIREMENTS

1. Private covenants. The developer of condominium or P.U.D. projects shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of Utah Counsel that the condominium meets requirements of Utah State law, and record the covenants with the condominium or P.U.D. plat for the project.
2. All residential developments shall be graded according to the City's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
3. All private common areas in residential developments shall be properly maintained by the owners.
4. Permanent buildings may not be located within a public easement.
5. A project phasing plan shall be submitted for review by the Planning Commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the Planning Commission.